



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-033616-26

In the matter of: 204, 511 7TH AVE
HANOVER ON N4N3K8

Between: Skyline Real Estate Holdings Inc., C/O Landlord
Skyline Living

And

David Gray Jr. Tenant

Skyline Real Estate Holdings Inc., C/O Skyline Living (the 'Landlord') applied for an order to terminate the tenancy and evict David Gray Jr. (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on June 18, 2026.

The Landlord's Legal Representative Patricija Anjo and the Tenant David Gray Jr. attended the hearing.

Determinations:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$2,049.08. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$67.37. This amount is calculated as follows: \$2,049.08 x 12, divided by 365 days.
5. The Tenant has paid \$3,116.71 to the Landlord since the application was filed.
6. The rent arrears owing to June 30, 2026, are \$2,313.03. This was undisputed at the hearing.

7. The Landlord is entitled to \$91.43 to reimburse the Landlord for administration charges and bank fees the Landlord incurred as a result of 5 cheques given by or on behalf of the Tenant which were returned NSF.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. The Landlord collected a rent deposit of \$2,037.35 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
10. Interest on the rent deposit, in the amount of \$2.11 is owing to the Tenant for the period from June 1, 2026, to June 18, 2026.

Relief from eviction

11. The Tenant requested relief from eviction under, specifically a conditional order with a payment plan. The Tenant stated that he fell into arrears because his disability payments were temporarily suspended and that he is waiting for a response about housing assistance. I note that the Tenant earns approximately \$2,600.00 per month, the lawful rent is \$2,049.08, and the Tenant has a vehicle payment of approximately \$400.00 per month. The Tenant proposed paying the lawful rent starting July 1, 2026, and paying approximately \$150.00 per month toward the arrears, while "figuring out" how to pay for food.
12. The Landlord opposed a conditional order with a payment plan, but was agreeable to temporary relief from eviction until July 31, 2026. The Landlord submitted that this would give the Tenant additional time to hear back about assistance and potentially void the order, while limiting prejudice to the Landlord. The Landlord also noted that it holds a last month's rent deposit, which reduces the prejudice of a short delay.
13. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to postpone the eviction until July 31, 2026, pursuant to subsection 83(1)(b) of the Act.
14. I have considered the Tenant's circumstances, including the interruption in disability payments and his efforts to obtain assistance. However, I am not satisfied that the proposed payment plan is viable. The Tenant's own evidence shows that, after paying rent and his vehicle payment, he would have very little money available for food or other necessities, and only about \$150.00 per month for arrears. This would not repay the arrears within a reasonable time and creates a significant risk of further default. For these reasons, the request for a conditional order with a payment plan is denied. However, given the Landlord's consent to a short delay, the last month's rent deposit held, and the possibility that the Tenant may obtain assistance, I find it appropriate to grant temporary relief from eviction until July 31, 2026.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.

2. The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:

- \$2,590.46 if the payment is made on or before June 30, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$4,639.54 if the payment is made on or before July 31, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after July 31, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
4. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before July 31, 2026.**
5. As of the date of the hearing, the amount of the rent deposit and interest the Landlord owes on the rent deposit exceeds the arrears of rent, compensation and the cost of filing the application and unpaid NSF charges the Landlord is entitled to by \$285.42. See Schedule 1 for the calculation of the amount owing. However, the Landlord is authorized to deduct from the amount owing to the Tenant \$67.37 per day for compensation for the use of the unit starting June 19, 2026 until the date the Tenant moves out of the unit.
6. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.
7. If the unit is not vacated on or before July 31, 2026, then starting August 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
8. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after August 1, 2026.

June 24, 2026
Date Issued

Kyle Anderson
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on February 1, 2027 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before June 30, 2026

Rent Owing To June 30, 2026	\$5,429.74
Application Filing Fee	\$186.00
NSF Charges	\$91.43
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,116.71
Total the Tenant must pay to continue the tenancy	\$2,590.46

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before July 31, 2026

Rent Owing To July 31, 2026	\$7,478.82
Application Filing Fee	\$186.00
NSF Charges	\$91.43
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,116.71
Total the Tenant must pay to continue the tenancy	\$4,639.54

C. Amount the Tenant must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$4,593.32
Application Filing Fee	\$186.00
NSF Charges	\$91.43
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,116.71
Less the amount of the last month's rent deposit	- \$2,037.35
Less the amount of the interest on the last month's rent deposit	- \$2.11
Total amount owing to the Landlord	\$(285.42)
Plus daily compensation owing for each day of occupation starting June 19, 2026	\$67.37 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	